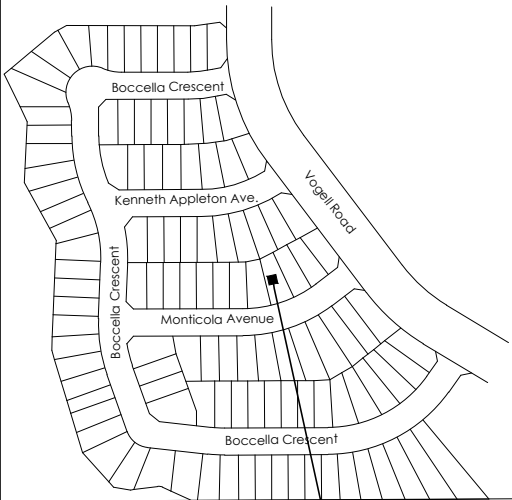




Key Plan
not to scale

Benchmark Information

Elevations shown hereon are geodetic and are referred to town of Richmond Hill benchmark No. 78-125 having a published elevation of 202.911m

Reference Documents

1. Site engineering, servicing and utilities from "Lot Grading Plan" and "Utility Coordination Plan" prepared by SCS Consulting Group Limited, project no. 2310.
2. Survey information from "Plan of Subdivision" by Schaeffer Dzaldov Purcell Limited, Job no. 20-156-05D dated May 10, 2023.

Notes

4. The contractor shall take all precautionary measures under the occupational health and safety act as required by the Ministry of Labour.
5. All work shall be done in accordance with the minimum standards and specifications of the municipality's engineering department.
6. Driveways are to be 1.0m clear of utility structures and hydrants.
7. The builder must measure the invert elevations and verify that adequate fall is available for the storm and sanitary sewer pipes prior to the pouring of footings.
8. Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his own expense.
9. The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to the designer prior to construction.
10. This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.
11. Do not scale the drawings.
12. All existing underground utilities to be verified in the field by the contractor prior to construction.
13. Builder to ensure 1.25m cover on all footings. Footings to bear on undisturbed native soil or engineer fill.

Revisions

#	Description	Date	By
1.	Issued for review	2024-01-10	JM
2.	Revised and issued for permit	2024-02-20	JM

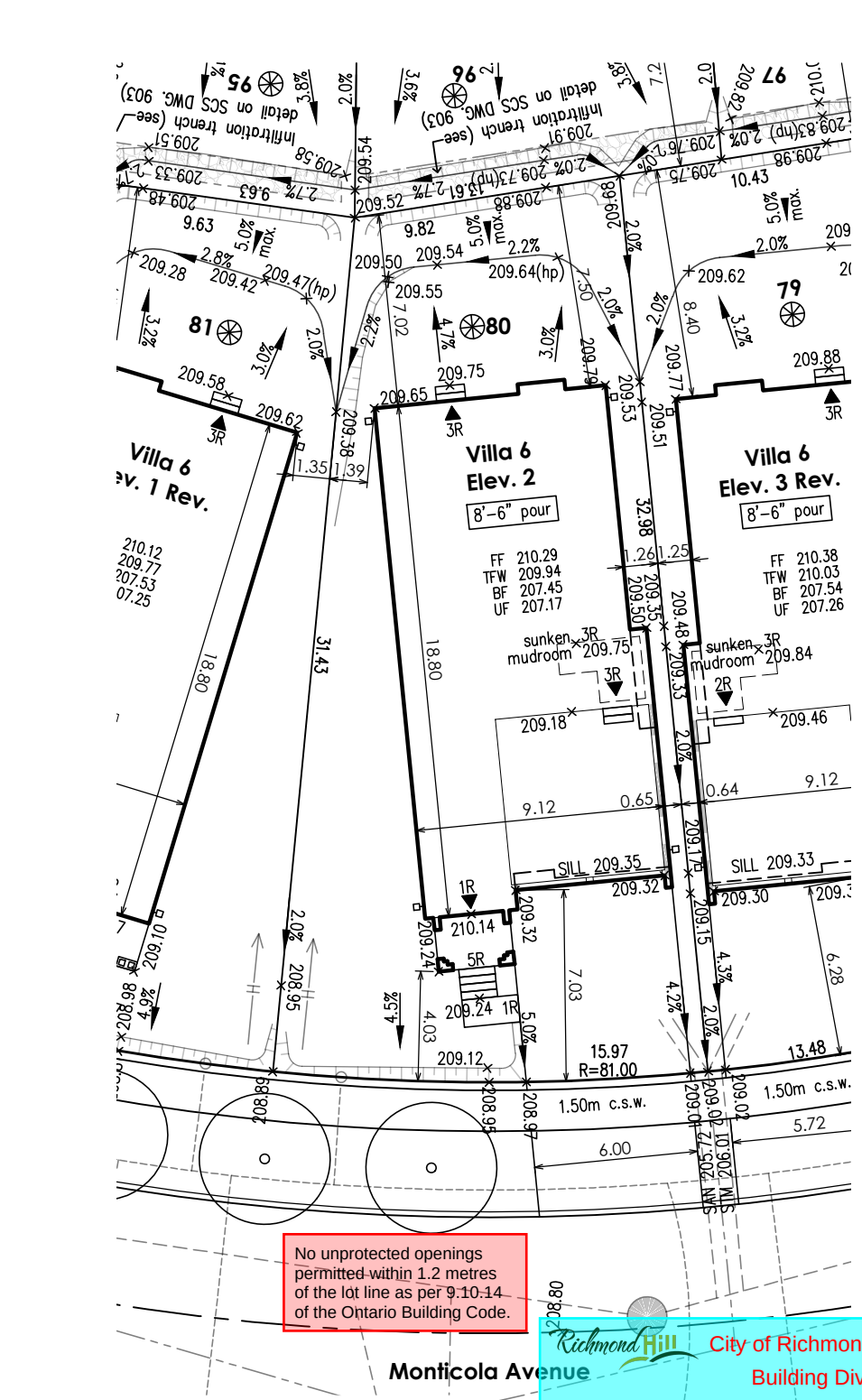
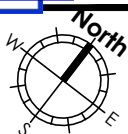
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Richmond Hill.

City of Richmond Hill Design Review

☐ Preliminary ☒ Final

30 Aug 2024 By: James Pavlidis



Site Plan Statistics

Zoning	ZBL 60-94, By-law 120-2018, R1-E(31)
Lot area	415.30 sq m
Building area	162.39 sq m
Lot coverage (55% max.)	39.1 %
Storeys (4 storeys max.)	2



Consultants Declaration

I hereby certify that the building type, appurtenant grading, drainage and servicing works proposed for Lot 80 Plan 65M-4818_ complies with sound engineering design and that the proposed grading is in conformity with the Master Lot Grading Plan reviewed as appendices to the subdivision agreement and with adjacent lands for both drainage and relative elevations.

Date: 2024-03-05

Reviewed by:

C.J.C.

Legend

FF	first floor elevation		RLCB / DICB catch basin
TFW	top of foundation wall		hydrant and valve
BF	basement floor elevation		valve chamber
UF	underside of footing		valve box
AD	area drain		community mail box
CB	catch basin		streetlight
CC	curb cut		hydro transformer
EX	existing		hydro service
INV	invert		bell pedestal
#R	risers		cable pedestal
SAN	sanitary		pole breaker for street lighting service
STM	storm		pipe bumper
SW	swale		regulatory signs
	engineered fill		grade level box (bell)
	direction of drainage		connect pedestal and vault (cable)
	proposed elevation		flush to grade (cable)
	berm		switch gear
	45 min. fire rated wall		street trees
	downspout & splash pad		
	sanitary sewer / manhole		
	storm sewer / manhole		
	dual service connection		
	single service connection		
	water service connection		

City of Richmond Hill
Building Division
ZONING REVIEWED

Initials: JW